



Cawston Road, Reepham Norwich NR10 4LT

welcome to

Cawston Road, Reepham Norwich

Don't miss this non-estate, older style Semi-Detached house which offers 3 Bedroom & 2 Reception Room accommodation, and the added bonus of both a Bathroom & a separate Shower Room! Outside has ample off-road driveway parking and there is a sizeable rear garden with a useful Outbuilding.



Entrance Hall

Double glazed front door opens into hallway, stairway leads off with under stairs space, small double glazed window & radiator. Doors open to Shower Room, Dining Room, Lounge & Kitchen.

Shower Room

Suite comprising WC, wash basin & shower cubicle. Under floor heating and front aspect double glazed window.

Dining Room

11' 11" x 9' 11" min (3.63m x 3.02m min)
Radiator & feature double glazed front bay window, with outlook.

Lounge

15' 3" max narrowing to 13' 7" min x 11' (4.65m max narrowing to 4.14m min x 3.35m)
Wood burner to fire place with mantel shelf above, natural wood flooring, radiator & double glazed doors opening to rear garden.

Kitchen

11' 7" x 8' 11" max narrowing to 5' 2" min (3.53m x 2.72m max narrowing to 1.57m min)
Fitted with a range of wall & base units, work surface over with stainless steel 1 1/2 bowl sink and tiling surround. Electric oven and electric hob with stainless steel & glass cooker hood over, integral dishwasher & integral fridge. Radiator & side aspect double glazed window. Door opens to Lobby.

Lobby

Space for fridge/freezer, double glazed window & stable style door to rear garden.

Utility Room

Fitted range of wall & base units, work surface over with stainless steel sink & and space for both washing machine and dryer. Side aspect double glazed window.

First Floor Landing

Double glazed window over stairway, doors open off to Bedrooms & Bathroom.

Bedroom One

12' 2" x 10' 2" (3.71m x 3.10m)
Radiator & front aspect double glazed window, with outlook across to open field.

Bedroom Two

11' 2" x 10' 2" (3.40m x 3.10m)
Fitted wardrobes, radiator & rear aspect double glazed window.

Bedroom Three

12' 4" x 7' 8" (3.76m x 2.34m)
Radiator & side aspect double glazed window.

Bathroom

Suite comprising WC, wash basin, bath & shower cubicle. Airing cupboard, chrome towel radiator & double glazed window.

Outside Front Garden

Shingled off-road parking to the front for approximately 3 cars, and gate to one side leading to the rear.

Rear Garden

A sizeable rear garden is enclosed and mainly laid to lawn. A veranda to the side of the house, adjoins a paved patio.

Outbuilding

15' 7" x 8' 5" (4.75m x 2.57m)
Timber built Workshop Studio, with glazed double doors & windows. Loft Storage and rear space of 11'5" x 7'8"

Agent's Note

Our client has informed us that they had a short stretch of underpinning carried out, with guarantee, under an insurance claim some years ago. We await relevant documentation for further detail.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Cawston Road, Reepham Norwich

- 3 Bedrooms & 2 Reception Rooms
- Ground Floor Shower Room
- First Floor Bathroom
- Large Rear Garden
- Useful Timber Built Studio/Workshop

Tenure: Freehold EPC Rating: E

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103172 - 0008

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